

**MINUTES: APRIL 15, 2009 MEETING OF THE
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP**

1

Agenda Item 1: - Roll Call and Advisory Role Statement

Due to the building being locked, Jemmott called the meeting to order at 6:30 pm near the parking lot and read the advisory role statement. Present: Gil Jemmott (Chair), Sandra Farrell (Co-vice Chair and acting Secretary) Karen Binns, and Ben Morris (Co-vice Chair and acting Secretary). Absent: Sue Clark and Henry Palmer

Agenda Item 2: Review of minutes of meetings:

Gil asked everyone to review minutes and be ready to approve or request changes by the May meeting.

Agenda Item 3: PUBLIC FORUM: No members of the public asked to speak

Agenda Item 4: Traffic Control Device Request: Proposed traffic control device at the intersection of Buena Creek Rd and Bluebird Canyon Rd:

Jemmott continued the item because there was no one from the community, who had requested the control device, in attendance.

Agenda Item 5: S08-015 Mesa Rock Nursery: Nursery and green waste recycling facility south of Mesa Rock Road and west of I-15. APN 187-100-3700

David Shibley gave a brief presentation and handed out documents on disk to each Sponsor Group member. Under GP2020, he said, the site was proposed for Heavy Impact Industrial and that the proposed project wouldn't be seen by nearby homes. He said the applicant wanted to develop 35 acres and add a 9,000 square foot building, generating an estimated traffic is 16 trucks per day. The rest of the property will be used as an open space buffer with fencing to hide views from I-15 and prevent people from entering the open space. Shibley said the biological open space wouldn't be given to a conservancy because the area is predominantly Chaparral with only two acres of Coastal Sage Scrub. In addition, he said no evidence of animal migration was found at the site so he the open space wouldn't warrant management by a conservancy. He said under the heavy impact industrial zone proposed under GP2020, the property owner could obtain a waste-recycling overlay. Shibley said the site makes sense for this use since it is centrally located and could handle green waste and construction debris from all over the County—but said that the proposed nursery use is currently what the property owner is looking for.

Agenda Item 6 TM5295R7, STP04-015R Sugarbush Housing Development: Proposed 53 clustered lots on 115.5 acres southwest of Sugarbush Dr. and Buena Creek Rd. APNs 181-162-05, 15, &16 & 181-170-33:

Lindsay Townley gave an update on her communities concerns and said she was happy that the County was taking a closer look at the project.

Agenda Item 7: Zoning Of County Island Containing Richland Road: Review of proposed General Plan Update land use designation of 2.9 dwelling units per acre.:

Residents of the County Island said they were unaware of the County's change in zoning for their area and wanted to know why they weren't notified about the change.

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2

Agenda Item 8: County Multiple Species Conservation Plan (MSCP) North County: This plan is intended to preserve endangered/threatened species by setting aside protected habitat. Preliminary Public Review Draft Copy is out for review. Action Item. Farrell said that the review process had closed but was aware others had submitted comments.

Agenda Item 9: SP04-006, GPA04-006 Merriam Mountains Development (Stonegate): Development of apartments, condos, and homes up to 3 stories (40 ft.) high, and commercial facilities on 2327 acres north of Deer Springs Road, west of I-15, generally east of Twin Oaks Valley Road, and north into Bonsall. Review and discussion of Revised Draft Environmental Impact Report. Due to wind and noise the recorder failed to capture the discussion.

Jemmott adjourned the meeting due to the wind, noise, and cold.

Respectfully Submitted, Sandra Farrell, Acting Secretary

The next regular meeting of the TOVCSG will be on Wednesday, May 20 at 6:30 p.m. at the Twin Oaks High School.